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Supplemental Development Statement

3330 Studio Drive
Cayucos, CA

Scope

This supplemental development statement discusses architectural design intent and consistency with the Cayucos small scale neighborhood design standards for a single family residence with an attached garage located at 3330 Studio Dr. The development statement provides commentary on architectural space arrangements, programing needs, visual analysis, and how the architectural design complies with the planning standards.

Programming and Space Needs.

At the street level, the project design consists of a main entry with an open stairway with adjacent elevator, a garage and a guest bedroom suite. The upper level is a half flight of steps above the street level and contains an open kitchen, dining/ living area and a small half bath. The design intent was to maximize views of the ocean frontage to the west and southwest toward Point Buchon. A large balcony space is contiguous to the upper level space to provide outdoor living area that is partially sheltered from the prevailing northwest breezes. The lower level contains two master suites that open to a large deck area that is shared with the adjoining property. This level also contains a laundry area and an office space.

Placement of the house on the lot was critical to maintaining consistency with the small scale neighborhood criteria. It was important to balance the need for some front yard setback for landscaping with the need to maximize the rear yard in order to maintain privacy and distance from the lower house. The deck attached to the lower house projects into the adjoining parcel along the east property line.

Figure 1.1 View of the adjoining house from the rear setback

Design Intent The stated intent of the Community Small Scale Neighborhoods design standard is to avoid "massive-appearing" dwellings and to create "visual relief and interest." The goal is to be "…consistent with the character and intent of the Cayucos community small scale design neighborhood." The design standards (4.a-c.) state "guidelines" or ways that architectural features are to be incorporated. It calls for "scale reducing devices" such as varying roof profiles, varying materials, offset wall and roof planes--all to avoid a "box-like" appearance. The design standards also deal with proposed development impacts on adjacent structures. "Locate the structure so that it minimizes its impact on adjacent residential structures (such as significantly reducing access to light and air.)"

This particular parcel is wide on the street frontage compared to some parcels in the neighborhood. The flag lot configuration with the undeveloped public easement to the south preserves the opportunity for views of nearby dwellings. Placement of the 2 story element toward the center of the lot maintains the character of the existing neighbor while allowing for views between homes

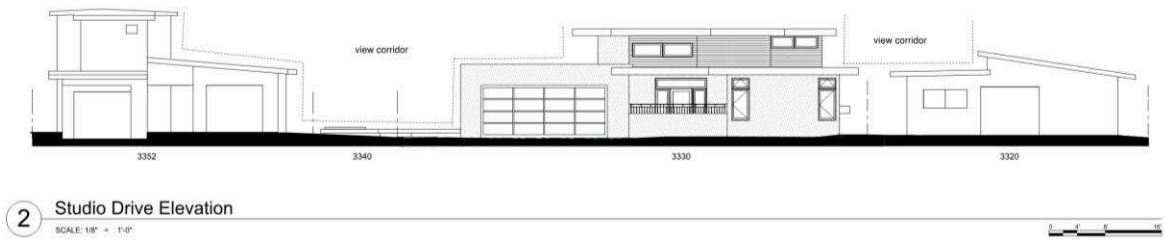


Figure 2.1

The project is designed to avoid a large appearing structure with a long street façade by keeping the upper story element as small as possible with only a narrow axial circulation element extending forward toward the street. The balance of the upper walls step back and are placed well behind the 3 feet required front set back of the upper story walls. The wall heights of the main circulation spline is only 5 ft above the street level roof line. The walls contain a horizontal band of clear story windows to create a lighter feeling. These windows are similar in proportion to the transom windows at the street level to create a unified design that emphasizes horizontal lines. Deep overhangs soften the building massings even more and help to reduce the scale of the upper level. The design focuses on reducing the scale of the dwelling in the following ways: 1) varying the wall materials between the

Figure 2.2

upper and lower levels, 2) creating multiple wall and roof planes and 3) setting back the home from the street to create opportunities for landscaping.

Street Level Façade Treatment

The front elevation walls and roof line at the street level step back rather than being placed at the allowable zero front set back. This allows for a reduction in the apparent mass of the project. Angled wall elements add variety and visual interest. Copper gutters and downspouts are used at the projecting overhangs. The garage is set back from the street, with a frosted glass garage door to create a variety of materials. Decorative concrete pavers at the driveway are used to create texture and add interest. A small front entry court with a side entrance from the driveway creates a decorative transitional entry space. A low garden wall with a decorative textured metal gate and railing further reduce the scale of the front façade. Stepping back the front façade creates an area for landscaping. Had the project been designed with no front set back as are the majority of the homes on Studio Dr., no front yard landscaping would have been possible. Appropriate plant materials are selected to add interest and soften the street façade. Landscaping is carefully placed to soften the edges of the façade.

Figure 3.1

Figure 3.2

Projecting eaves create an opportunity for additional use of wood at protected boxed in eaves, instead of using stucco. This creates additional variety in materials and adds visual interest. Eaves are treated in a similar manner to the picture at the left. This picture shows the rainscreen wall treatment and the use of dark bronze window frames.

Upper Level Façade Treatment

This view shows the relationship of the proposed dwelling to the home immediately to the north. Wall materials are varied which adds interest. Upper level walls step back, creating variations in wall planes to increase view opportunities, add interest, promote smaller massing and reduce the apparent scale. This articulation provides for increased access to natural light and air.

Figure 4.1

Right Side Façade Treatment

Figure 4.2

The upper floor circulation spline is set back 13 feet from the property line which greatly reduces the apparent scale or the project. This view shows the treatment of the band of windows at the upper level. Clear un-tinted glass balcony railings are used at the upper rear balcony to further unify the theme of narrow horizontal glass employed at the windows on the side elevation of the garage. Fence materials are limited to the rear of the property and use the same material as the rain screen siding on the upper walls The low wall at the entry courtyard is shown in this view as well. This small scale element softens the transition from the street and effectively softens the massings of the home.

Visual analysis including views from houses on the east side of Studio Drive

The proposed residence will impact the ocean views on five separate parcels located to the east of Studio Dr. Two homes on Acacia Ave will have minor view disruptions. All of these homes are two story and have prominent balconies such as those shown on the pictures below.

Figure 5.1 Homes on East side of Studio Drive

Figure 5.2

The view above is taken from the 3-dimensional building model at the approximate eye level height of the balcony on the homes located on the east side of Studio Dr. It shows graphically the approximate amount of ocean view that is blocked by the proposed project. By using design elements similar in proportion to the homes in the neighborhood, the visual impacts are minimized as much as possible.

The existing homes are narrow with facades measuring about 27 ft. and fairly small scale wall and roof elements measuring 10-16 feet wide. The proposed project property has a 64 ft. street frontage on Studio Dr., with the potential for a much longer façade and much greater spans on the upper roof elements than are proposed in the project design. The elements of the new design are carefully proportioned in order to respect the small-scale character of the homes across the street. Wall elements are stepped and set back to maintain a scale that is similar to these homes.

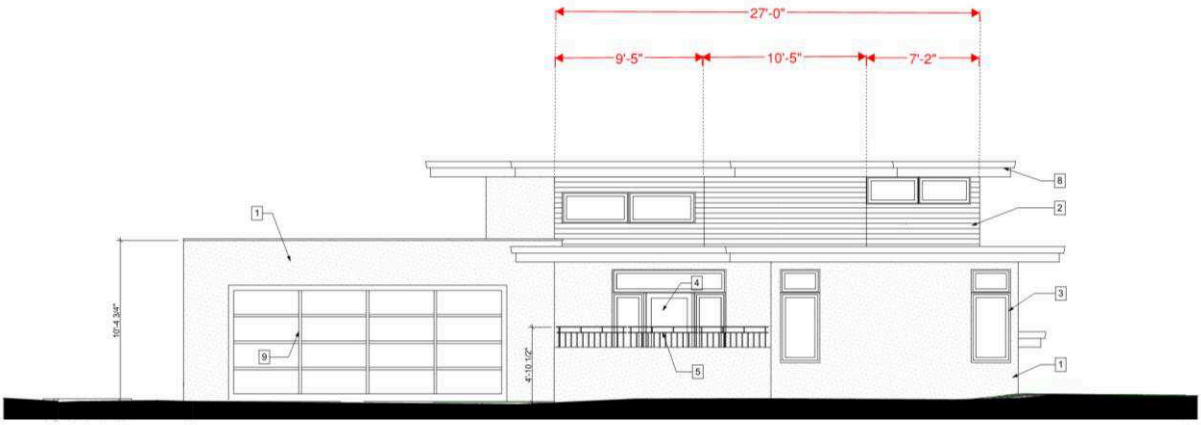
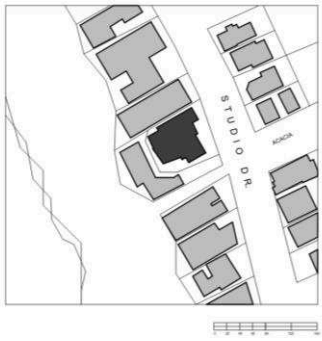


Figure 6.1



The adjacent property map shows the approximate scale of the footprints of the surrounding homes in the neighborhood. At the front portion, the proposed project has upper floor massings totaling 27 ft. in width, as shown in the elevation above, with smaller individual wall and roof elements that are consistent with the scale of the existing homes in the neighborhood. See Figure 5.1 on the previous page for examples of the scale of these existing homes.

Figure 6.2

Closure

This study is intended to provide a general idea of the design intent of the proposed project as generally represented using images projected from a three dimensional computer model of the project. This study is supplemental to the Minor Use Permit proposed project plans dated 6.6.16. Refer to the plans, sections, elevations and diagrams for scaled drawings and dimensions of the proposed design.

The goal of this narrative is to demonstrate that the proposed design is "…consistent with the character and intent of the Cayucos community small scale design neighborhood." Due to the qualitative nature of the design process, all representations are approximate and subject to individual interpretation. The descriptions and conclusions presented are the opinion of the author.

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Figure 7.1